

214 FORT COLLIER ROAD

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Buligo

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214 FORT COLLIER ROAD

SUITE 1 - WAREHOUSE FOR LEASE

- 5,535 SF (800 SF Office)
- Loading Docks: 1
- Drive Ins: 1
- Asking Rate: \$8.25 PSF NNN
- Parking: 1.65/1,000
- Available April 1, 2026

SPACE SPECS



ZONING:
M1 (LIGHT INDUSTRIAL)



CLEAR HEIGHT:
15 FT



COLUMN SPACING:
50 FT x 30 FT



LOADING DOCK:
1



DRIVE IN:
1

LEASED

5,535 SF
AVAILABLE

SUITE1



LOCATION OVERVIEW

MENASHA PACKAGING COMPANY

BERRY GLOBAL

BENDER WAREHOUSE

THE HOME DEPOT DISTRIBUTION CENTER

WCS LOGISTICS

SHARK PIT BRAZILLIAN JIU JITSU

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MERCURY PAPER

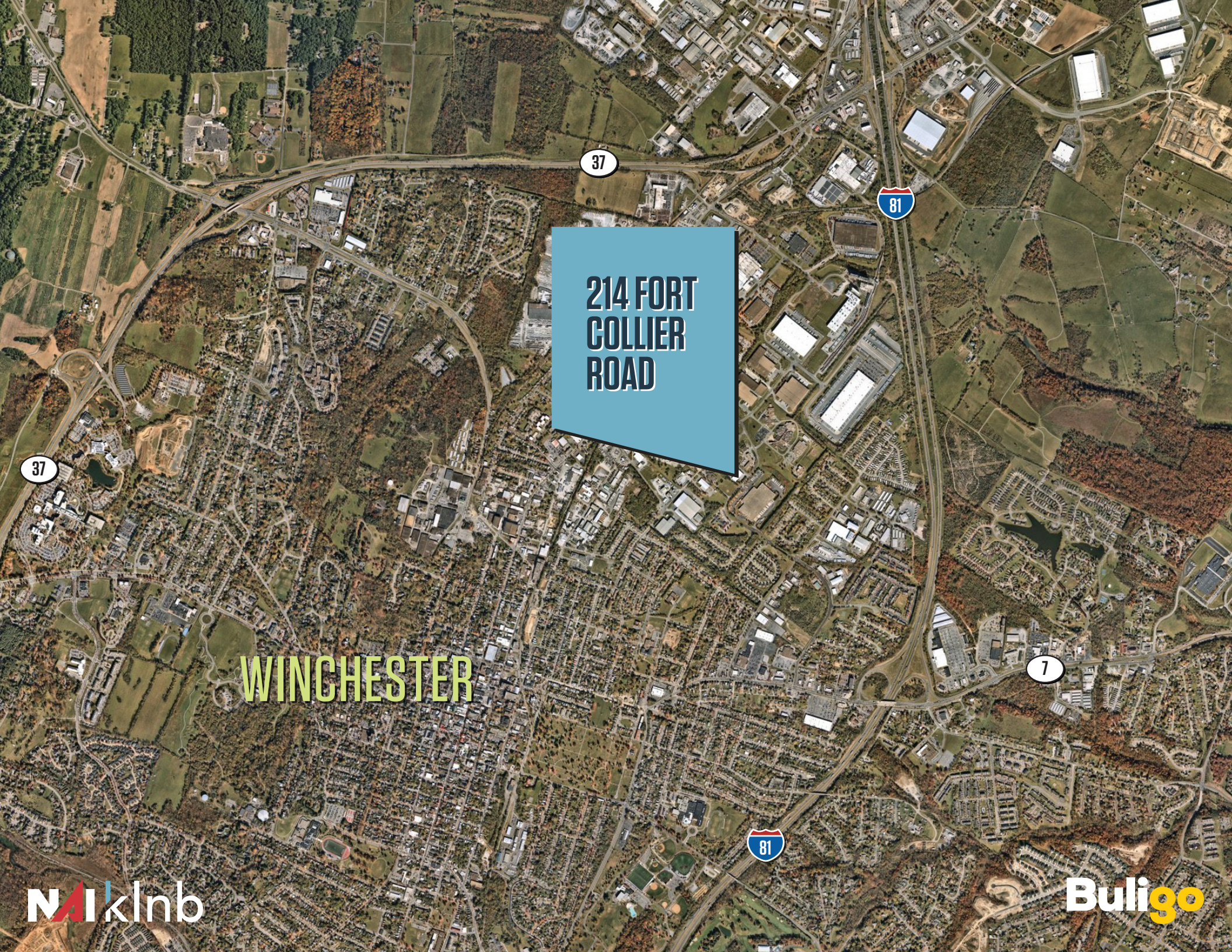
ROBERTS HOME MEDICAL

BARRETT PEST & TERMITE SERVICES

MONOLFO INTERNATIONAL INC CORPORATE
HEADQUARTERS & PRODUCTION

ESTES EXPRESS LINES

A-1 DUCT CLEANING



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WINCHESTER

LABOR FORCE OVERVIEW

BUSINESS SUMMARY (2025)

10 Minute Drive 20 Minute Drive 30 Minute Drive

Total Employees

18,009

53,948

89,762

Total Construction Businesses

95 (6.1%)

339 (7.5%)

577 (7.8%)

Total Construction Employees

621 (3.5%)

2,488 (4.6%)

3,757 (4.2%)

Total Manufacturing Businesses

59 (3.8%)

171 (3.8%)

246 (3.3%)

Total Manufacturing Employees

2,239 (12.%)

6,294 (11.7%)

8,541 (9.5%)

Total Transportation and Warehousing Businesses

29 (1.9%)

83 (1.8%)

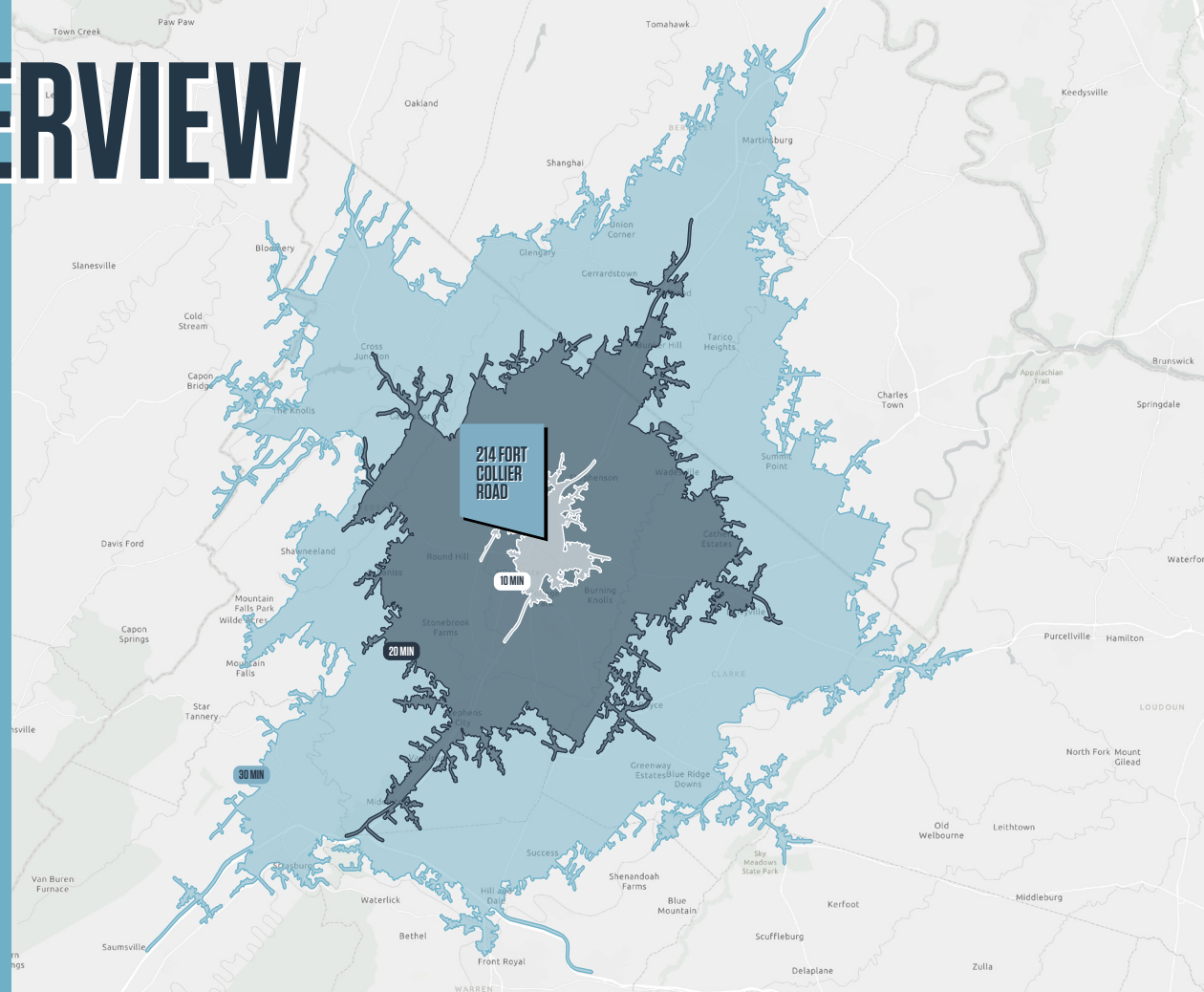
138 (1.9%)

Total Transportation and Warehousing Employees

416 (2.3%)

1,087 (2%)

1,835 (2%)



CIVILIAN LABOR FORCE PROFILE WITHIN A TEN MINUTE DRIVE (2025)

POPULATION (EMPLOYED) BY AGE GROUP

16-24

4,566 (2,944)

25-54

12,180 (9,576)

55-64

3,213 (2,371)

65+

4,923 (1,458)

LABOR FORCE BY INDUSTRY

Construction

1,427 (8.7%)

Manufacturing

1,216 (7.4%)

Wholesale Trade


203 (1.2%)

Transportation/ Warehousing

869 (5.3%)

BLUE COLLAR EMPLOYEES

3,825 (23.4%)



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FOR MORE INFORMATION, PLEASE CONTACT:

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